007.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,500 / 859,500
					USE VALUE:	859,500 / 859,500
					ASSESSED:	859,500 / 859,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEDRELLI NINO
Owner 2:	BRASHEARS BRUNA
Owner 3:	
Street 1:	3755 GLENHURST AVE SOUTH
Street 2:	
Twn/City:	ST LOUIS PARK
St/Prov:	MN Cntry: Own Occ: N
Postal:	55416 Type:

PREVIOUS OWNER

Owner 1:	PEDRELLI BRUNO & THELIA -
Owner 2:	-
Street 1:	46 LAKEHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,027 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 1952 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4027.000	383,600		475,900	859,500
Total Card	0.092	383,600		475,900	859,500
Total Parcel	0.092	383,600		475,900	859,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.32 | /Parcel: 440.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 6601

GIS Ref

GIS Ref

Insp Date 02/20/18

!711!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	383,700	0	4,027.	475,900	859,600	859,600	Year End Roll	12/18/2019
2019	104	FV	299,500	0	4,027.	505,700	805,200	805,200	Year End Roll	1/3/2019
2018	104	FV	299,400	0	4,027.	368,800	668,200	668,200	Year End Roll	12/20/2017
2017	104	FV	281,000	0	4,027.	321,200	602,200	602,200	Year End Roll	1/3/2017
2016	104	FV	281,000	0	4,027.	273,600	554,600	554,600	Year End	1/4/2016
2015	104	FV	250,600	0	4,027.	267,700	518,300	518,300	Year End Roll	12/11/2014
2014	104	FV	250,600	0	4,027.	220,100	470,700	470,700	Year End Roll	12/16/2013
2013	104	FV	260,700	0	4,027.	209,400	470,100	470,100		12/13/2012

PRINT

Date	Time
12/10/20	16:26:38

LAST REV

Date	Time
04/19/18	13:09:53

apro

711

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEDRELLI BRUNO	50492-274		12/20/2007	Family	99	No	No		
	9393-348		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2013	1160	Manual	41,355	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS&NOTICE	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
2/17/2009	Meas/Inspect	372	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4027		Sq. Ft.	Site		0	80.	1.48	1			View	10					475,913						475,900	

Total AC/HA: 0.09245 | Total SF/SM: 4027 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 475,913 | Spl Credit | Total: 475,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.18790984
Const Adj.:	0.98980200
Adj $ / SQ:	199.885
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555997
Depreciation:	172359
Depreciated Total:	383638

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

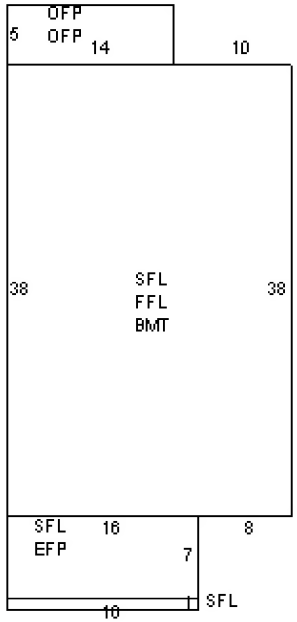
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	199.89
Special Features:	0	Val/Su Net:	123.11
Final Total:	383600	Val/Su SzAd	196.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,040	199.890	207,881
BMT	Basement	912	59.970	54,689
FFL	First Floor	912	199.890	182,295
OFP	Open Porch	140	28.000	3,920
EFP	Enclos Porch	112	51.010	5,713

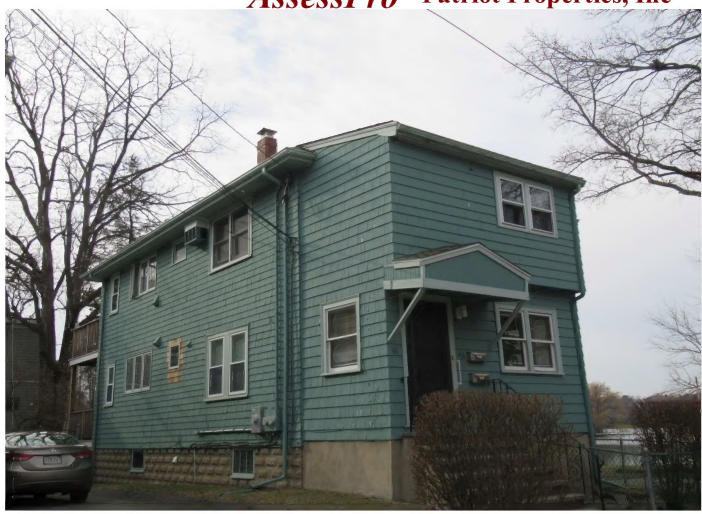
Net Sketched Area:	3,116			Total:	454,498
Size Ad	1952	Gross Are	3116	FinArea	1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2017	0.00	T	1.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	